



El Dorado County

Shingle Springs Community Design Standards & Guidelines

Adopted | March 2026



Shingle Springs Community Design Standards and Guidelines

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Section 1 Introduction

Section 1.1 Community History

The settlement of Shingle Springs was established by a company of gold seekers from Michigan in 1849 who were drawn to the extensive groves of pines and oaks in the area. In 1850, a shingle mill was built as one of the first structures in the community to take advantage of the abundant resources of the area. The mill reportedly produced 16,000 shingles per day and were distributed widely throughout the Sacramento Valley and Sierra Foothills regions. In 1865, the Sacramento Valley Railroad was extended from Latrobe to Shingle Springs.

As a railroad terminus, Shingle Springs experienced a boom in population and economic activity with two trains arriving daily from Sacramento. However, when the Central Pacific Railroad from Sacramento over the Sierras via Auburn was completed, much of the railroad traffic was diverted from the Shingle Springs route, and as a result many of the local businesses relocated. Today, Shingle Springs is a small, peaceful community located along the US Highway 50/Ponderosa Road interchange where its residents enjoy a rural lifestyle rooted in its heritage as a western railroad town. The Shingle Springs Community Region Boundary, as identified in the County General Plan incorporates the core of the historic Shingle Springs community as originally delineated in the 1977 Shingle Springs Area Plan.¹

Figure 1 Rural Foothill Community Vision



Figure Credit: Sue Taylor

Section 1.2 Purpose and Intent

Establishing design guidelines and objective design standards for commercial, mixed use, and multi-unit residential development in Shingle Springs helps to ensure any future development within the community is distinct, cohesive, and consistent with the community's rural historic character.

¹ Information in this Section was derived from the 1977 Shingle Springs Area Plan.

Shingle Springs Community Design Standards and Guidelines

This document is intended to:

- A. Replace the El Dorado County Interim Design Standards and Guidelines (IDSG) and the Interim Objective Design Standards for State Streamlining (IODS) adopted by the County Board of Supervisors on December 3, 2024, for the Shingle Springs Community Region.
- B. Implement the goals and policies of the County's General Plan to preserve the rural lifestyle of the County and its communities for current and future residents.

This document establishes permanent design standards tailored specifically to Shingle Springs to align with the community's vision to maintain the rural character and incorporating architectural elements that highlight the community's history as a gold rush and railroad town.

Section 1.3 Community Involvement

In 2013, the Shingle Springs Community Alliance (SSCA) initiated an effort to develop a new Community Plan with community specific design standards and architectural styles for future development to preserve the rural residential lifestyle of Shingle Springs. As a part of this effort, the SSCA held public workshops and meetings to gather the community's input on what architectural designs they would, and would not, like to see in Shingle Springs.

The design standards and guidelines established in this document incorporate public input from these earlier engagement efforts as well as input gathered through additional workshops and meetings held by the County, in collaboration with SSCA during 2024 and 2025.

The Shingle Springs Design Standards and Guidelines (Shingle Springs DSG) were brought to both the County Planning Commission and Board of Supervisors for review in early 2026. These meetings were open to the public and included opportunities for public comment. The Board of Supervisors approved the Shingle Springs DSG on March 3, 2026 and this document will be effective April 3, 2026.

Section 2 Applicability

Section 2.1 General Applicability

- C. **General.** The standards and guidelines established in this document apply to all new multi-unit residential, mixed use, and commercial development proposed within the Shingle Springs Community Region as shown in Figure 2, as well as to significant remodels or additions as described in Section 2.3. The standards and guidelines in this document do not apply to new or existing single-unit residential development.
- D. **Specific Plans and Planned Development Combining Zones.** Projects within any existing or future Specific Plans or Planned Development (-PD) Combining Zones (PD) are subject to the Shingle Springs DSG in addition to the requirements of the Specific Plan or PD. Where conflicts between standards occur, the Specific Plan or PD shall prevail. Where a Specific Plan or PD is silent on a matter, the Shingle Springs DSG shall be applied. These standards do not apply to Projects in Process as defined in El Dorado County Zoning Ordinance Section 130.10.040.C (Effect of Zoning Ordinance Changes to Projects in Process).

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- E. **Historic Structures.** Alterations to structures defined as “historic” in the Zoning Ordinance Chapter 130.80 (Glossary) shall use colors, finishes, and materials to match the historic structure or adhere to state regulations if applicable.
- F. **State Law Compliance.** In the event of conflicts between these standards and those required by state law, the requirements of state law shall prevail. This includes compliance with state minimum wildfire construction requirements, Title 24, including California Building Code Chapter 7A and the California Wildland Urban Interface Code (CWUIC), Public Resources Code Section 4291, and Title 14 defensible space/fuel modification requirements in the State Responsibility Area.
- G. **Wood Features.** Where wood is not permitted or is conditioned by State Wildfire Urban Interface provisions, ignition-resistant or noncombustible equivalent materials shall be allowed to satisfy Shingle Springs DSG aesthetics.

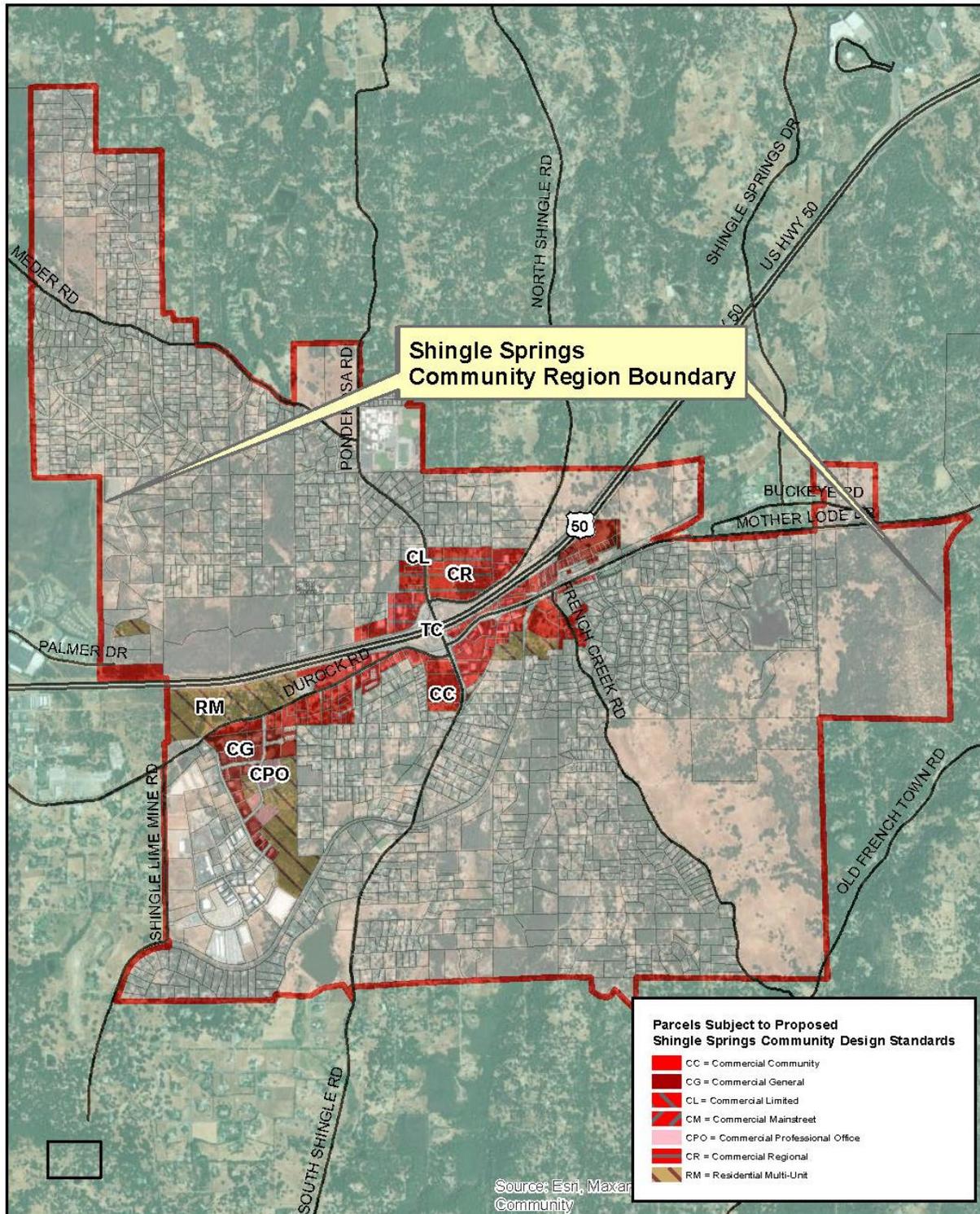
Section 2.2 Applicable Zones

The standards and guidelines of this document apply only to mixed use, commercial, or multi-unit residential development. Typical zone districts where these uses are allowed include commercial and multi-unit residential zones as shown in Figure 2.

Section 2.3 Applicability to Existing Structures

The Shingle Springs DSG shall not apply to alterations to structures, such as exterior remodels and reroofs, which consist of like-for-like maintenance, repair or replacement or interior alterations that do not affect the exterior appearance or footprint of a building. Such modifications shall match the existing building and roof style(s), and materials and colors found on the existing building. All other building or structure alterations are considered significant remodels. Significant remodels shall be consistent with the required colors and materials in Section 5.2.B for multi-unit and mixed use projects, and Section 7.2.B for commercial projects. Applicants shall provide plans that show the existing and proposed colors and materials with the planning entitlement, if applicable, and the building permit application prior to building permit issuance.

Figure 2 Shingle Springs Community Region



Note: Map not to scale.

Section 2.4 Design Review Permit Requirement

- A. **No Permit Required.** Projects designed in compliance with the Shingle Springs DSG are considered ministerial and do not require a discretionary Design Review Permit pursuant to Zoning Ordinance Section 130.52.030 (Design Review Permit). Planning Division staff will determine DSG consistency during standard building and/or grading permit review. All ministerial projects must comply with all applicable objective County development standards, including but not limited to the Zoning Ordinance, Building Code, Fire Code and other site or building design requirements.
- B. **Permit Required.** Projects that do not comply with the Shingle Springs DSG are subject to a discretionary Design Review Permit (DRP) in compliance with Section 130.52.030 (Design Review Permit) of the Zoning Ordinance and any subsequent public hearings and/or environmental review in compliance with the California Environmental Quality Act (CEQA). After DRP approval, projects must also demonstrate compliance with all applicable objective County development standards, including but not limited to the Zoning Ordinance, Building Code, Fire Code and other site or building design requirements prior to issuance of a building and/or grading permit.

Section 2.5 Severability

If any Section, Subsection, sentence, clause, or phrase of this Shingle Springs DSG is for any reason held by a court of competent jurisdiction to be invalid, unconstitutional, or unenforceable, such decision shall not affect the validity of the remaining portions. The Board of Supervisors hereby declares the Shingle Springs DSG and each Section, subsection, sentence, clause, and phrase thereof, is adopted without regard to the fact that any one or more portions may be declared invalid, unconstitutional, or unenforceable.

Section 3 How to Use this Document

The Shingle Springs DSG should be consulted in the early stages of the site/building design process prior to the creation of project plans for review by the County. The County recommends contacting and/or meeting with applicable Planning and Building Department staff for preliminary feedback prior to formal permit or planning project submittal.

Section 3.1 Applying This Document to Different Project Types

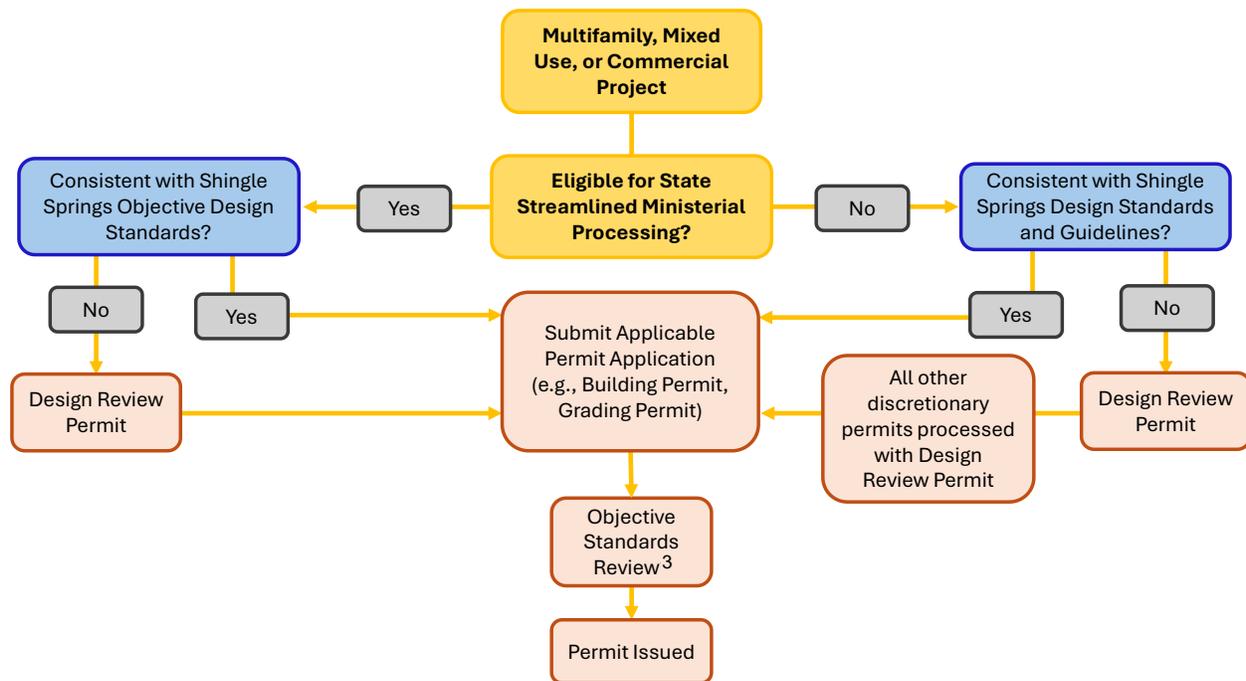
Projects that qualify for streamlined processing under state law are only subject to the standards listed under “Design Standards” (denoted with a **blue** outline) in Sections 4 through 7 of this document. Projects that do not qualify for streamlined processing must comply with both the “Design Standards” (denoted with a **blue** outline) and “Design Guidelines” (denoted with a **tan** outline) in Sections 4 through 7 of this document. See Figure 3 for more details and information.

What are state streamlined ministerial projects?

In recent years, the State of California has passed several laws to expedite development throughout the state by requiring certain qualifying projects, such as affordable housing projects, not be subject to discretionary permit review processes at the local level. Qualifying projects need to meet a specific list of eligibility requirements codified in the California Government Code.

For example, California Government Code Section 65913.4 establishes the “Streamlined Ministerial Approval Process”, which requires cities and counties to offer a ministerial (i.e., non-discretionary, no public hearings, no CEQA review) approval process for qualifying multi-unit or mixed use affordable housing projects. To qualify for this ministerial approval process, projects must include at least two residential units, be on an infill site (at least 75 percent of the site perimeter is adjoined by parcels that are developed with urban uses) and have at least 50 percent of residential units dedicated as affordable to low-income residents. Additionally, all qualifying projects must comply with all locally adopted objective zoning and design requirements.

Figure 3 How to Apply Design Standards and Guidelines ^{1, 2}



Flowchart Notes:

1. This flowchart does not include all other processes. Projects that are denied or require other approvals are outside of this flowchart.
2. If a project fails any step of this chart, the project will not proceed without corrective action.
3. Development projects must be consistent with all objective (measurable and uniformly applied) development standards including but not limited to those in the Zoning Ordinance, Building Code, Fire Code, and other applicable regulations.

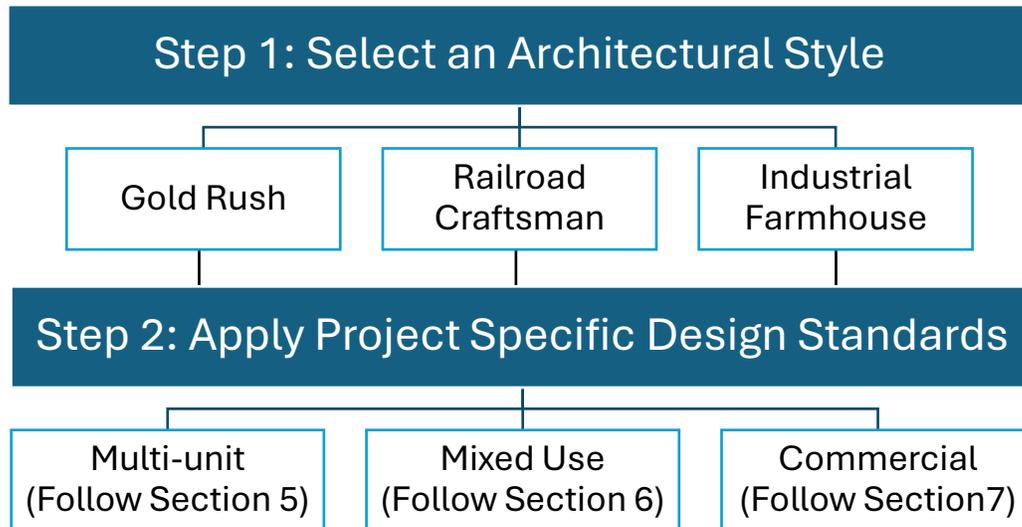
Section 3.2 Selecting an Architectural Style

Every development project shall either comply with both the Shingle Springs architectural styles established in Section 4 and the design standards specific to the type of project or follow the design review permit application process.

- A. Projects designed for consistency with the Shingle Springs DSG must select one of three established architectural styles (Gold Rush, Railroad Craftsman, or Industrial Farmhouse) as described in Section 4. Projects that propose a different or alternative architectural style may be allowed by Design Review Permit and must comply with the requirements established in Section 4.4 and Section 130.52.030 of the Zoning Ordinance.
- B. Once an architectural style is selected, the applicant must then comply with the design standards and guidelines that correspond to their project type—whether multi-unit residential (Section 5 mixed use (Section 6), or commercial (Section 7). This ensures that all new developments maintain a consistent architectural character while also addressing the functional and contextual needs of each project type. Figure 4 presents the process graphically.

- C. If a specific standard or guideline within the selected architectural style (Section 4) conflicts with any standard or guideline for the specified project type (e.g. multi-unit, mixed use or commercial) the architectural style standard or guideline shall prevail.

Figure 4 Design Standards and Guidelines Workflow



Section 3.3 Interpretations and Definitions

- A. **Diagrams and Pictures.** Descriptive diagrams and pictures are provided to help visualize the standards and guidelines. In the event of a conflict or inconsistency between the text of this document and any figure or picture, the text shall take precedence.

B. Regulatory Language

1. Mandatory and Discretionary Terms
 - a. The words “shall”, “will”, and “must” are mandatory, establishing a duty or obligation to comply with the specific Standard.
 - b. The words “shall not”, “will not”, and “not permitted” are mandatory and represent the prohibition of an action.
 - c. The words “may” and “should” are encouraged but not mandatory.
2. Unless otherwise specifically indicated, lists of items or examples that use terms such as “for example”, “including”, and “such as”, or similar language are intended to provide examples and are not an exhaustive list of all possibilities.
3. Unless context clearly suggests otherwise, conjunctions must be interpreted as follows:
 - a. “And” indicates that all of the connected terms, items, conditions, provisions, or events apply.

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- b. “Or” indicated that one or more of the connected terms, items, conditions, provisions, or events apply.

C. **Definitions.** For the purposes of this document the following definitions shall apply:

1. “Multi-unit residential projects” are defined as structures designed and intended for occupancy by two or more households living independently of each other, each in a separate dwelling unit that may be owned individually or by a single landlord as further described and specified in Sections 130.80.020 (Definitions of Specialized Terms and Phrases) and 130.24.010 (Zones Established Applicability) of the Zoning Ordinance.
2. “Mixed use development projects” are defined as projects that incorporate and integrate multi-unit residential and commercial uses proposed as part of the same development project as further defined and described in Section 130.40.180 of the Zoning Ordinance (Mixed Use Development).
3. “Commercial development projects” are defined as projects proposing buildings or structures for commercial uses as defined and described in Chapter 130.22 of the Zoning Ordinance (Commercial Zones).

Section 3.4 Other Applicable Regulations

- A. The standards and guidelines established in this document shall apply in addition to current local and state regulations and the applicable requirements of the El Dorado County General Plan and County Code, including but not limited to the Zoning Ordinance, Building Code and Fire Code. In addition, new development projects must be consistent with all other applicable development and design standards as referenced in County Code, including but not limited to, Outdoor Lighting Standards, Parking and Loading Standards, Landscaping and Irrigation Standards and the County’s Design and Improvements Standards Manual (DISM). For example, mixed use projects shall be required to comply with the Zoning Ordinance Section 130.40.180 (Mixed Use Development). In the event of conflicting provisions between these standards and applicable County Code regulations, the strictest standard shall prevail.
- B. In the event that the standards of this document conflict with state law, state law shall prevail.

Section 4 Architectural Styles

The following architectural styles were developed with the goal of conveying a historical sense of place within the community of Shingle Springs. Three architectural styles (Gold Rush, Railroad Craftsman, and Industrial Farmhouse) were identified as aligning with Shingle Springs history as a rural gold rush and railroad town, embracing architectural features reminiscent of historic styles found in the area from the mid-19th and 20th centuries.

Section 4.1 Gold Rush Architectural Style

Architecture of the Gold Rush era reflects the speed of the movement. The wooden structures are simple and practical in construction. Parapet (false fronted) roofs are popular in this style and buildings typically have a two-story massing with balconies or similar detailing at the second floor.

Figure 5 Gold Rush Storefront



Typical Building Elements

- Geometrically simple forms and vertically-oriented building massing
- Typical Gold Rush storefronts consist of two-story structures with rectangular, plain wooden front facades
- Windows are typically narrow and rectangular with divided lights (separations that divide a larger window opening into smaller glass sections)
- Utilize structural elements such as columns, braces, etc. that are similar in design to and complement the decorative elements
- Rectangular building facades
- Traditional building widths not exceeding 25 feet to 30 feet
- Roofs hidden behind prominent facades with street-facing, detailed parapet
- Parapets detailed with precast treatments; continuous banding; or projecting cornices, lentils, caps, corner details, or variety in pitch

Typical Building Materials

- Flash-fired brick
- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding and shingles
- Fiber cement siding (six-inch, eight-inch, or 12-inch horizontal siding)

Figure 6 Typical Design Features of the Gold Rush Style



- (A) Decorative cornice with brackets
- (B) Decorative brackets or braces
- (C) Window ratio: .5 : 1
- (D) Decorative picket railing
- (E) Facade colors: maximum two body colors and one trim color.
- (F) Canopy slope: Min. 2:12, Max. 4:12
- (G) Siding as railing prohibited
- (H) Column spacing: Min. 8 ft., Max. 12 ft.
- (I) Square or turned columns
- (J) Facade materials: brick, v-groove or board & batt siding, corrugated metal panels.

Design Standards and Guidelines for the Gold Rush Architectural Style

A. Roofing Elements

1. Design Standards

- a. Roof Type. Primary roof type shall be gable roof or flat roof.
- b. Roof Pitch. All primary roof pitches (if visible from ground-level view) shall be between 4:12 and 6:12 slope. Secondary façade-attached roof covers shall have slopes between 1:12 and 3:12.
- c. Materials and Colors. Roofing materials visible from ground-level view shall be in the gray or brown color range and shall be one of the following types: Metal panels- painted, rusted finish, mill finish zinc, corrugated, standing seam or similar panels or T-24 compliant fire-rated composition fiberglass shingles.
- d. Beams. No roof beams, rafters or structural steel shall be exposed except under an open cover area.
- e. Shed Roofs. Shed roofs, where there is no ridge or hip covering the main portion of the structure, as the primary roof type of a structure are prohibited. Shed roofs are only allowed as a covered overhang, dormer, or secondary roof, as shown in Figure 7.

Figure 7 Shed Roof Types



B. Exterior Wall Elements

1. Design Standards

- a. Exterior Building Materials. Structures shall be designed with at least one of the following building materials on the primary façade:
 - (1) Wood or wood-effect (having the appearance of wood, such as wood-grain fiber cement) vertical application pattern shiplap siding, board on board effect, board and batten effect, clay brick, metal panel (to match roof).
 - (2) Where a secondary building façade is located within 25 feet from a two-lane street, the primary and secondary façades shall be of the same materials.
 - (3) Secondary and rear façades may use any material allowed for the primary façade and may also be painted smooth cement plaster, metal panels, wood, fiber cement, or smooth formed concrete.
- b. Building Colors. Main building colors shall be light to moderate earth tones. There shall be a minimum of two building colors. Color restrictions for the specific use types (e.g. multi-unit, mixed use or commercial) as described in Sections 5-7 below shall also apply.
- c. Parapets (false fronted roof). The following details are required if a parapet roof is used.
 - (1) Parapets shall consist of a single large wall that extends the entire width of the front of the building and is a minimum of three feet above the ridge of an exposed two-sloped roof visible from a secondary façade view.
 - (2) The decorative top of the parapet may be one level across the entire façade or may have one or two stepped segments that shall be a minimum of 12 inches and a maximum of 36 inches. Parapet tops shall be level, and sloped tops are prohibited.
 - (3) The parapet shall terminate with a capped parapet top edge trim unit. The trim unit shall be wood, fiber cement, brick, cast-stone, or sheet metal veneer. Architectural trim shall extend a minimum of three and a half inches horizontally from the façade face below with a minimum vertical height of 11 inches.
- d. Decorative Trim. Trim, cap, or cornice material shall be applied as a decorative “lintel” to the top edge of all windows and doors in the upper section of the façade. Two cornice types are encouraged:
 - (1) Attached informal trim or molding. Informal cornices are made from metal, stone, or a combination of these materials.
 - (2) Formal corbelled brick. Corbelled cornices are made from brick or stone. The formal cornice follows the basic compositional and proportional rules of the classical orders and sometimes has formal details such as brackets and dentils.

2. Design Guidelines

- a. Parapets (false fronted roof). The following details are encouraged if a false fronted roof is used.
 - (1) Where the primary façade extends above a second floor with windows and doors located in the façade, the lowest step or level of the parapet is encouraged to be a minimum of 60 inches from the top edge of the window or door. The wall veneer is encouraged to be continuous from the ground level to the top edge of the parapet.
 - (2) Where the parapet wall may have stepped segments, symmetrical placement of steps shall be required. The center section of the parapet is encouraged to be at least 50 percent of the dimension of the total primary façade width.

C. Window and Door Elements.

1. Design Standards

- a. Window Details.
 - (1) Window Sash and Frames. Window sash frames shall consist of painted metal-clad, wood, vinyl, or fiberglass.
 - (2) Area of Glass in Window. Maximum glazing area within a window is encouraged to be 36 inches wide x 36 inches tall without mullions or muntins configured within each window area. The minimum area of glazing for large store front windows using muntins shall not be less than 18 inches wide x 24 inches tall.
 - (3) Window Frame Color. One color for all window frames shall be used throughout a building.
 - (4) Glass Type. Glass in the primary building façade ground floor area shall not be tinted or mirrored for commercial buildings except where required to prevent excess solar gain.
- b. Door Design. Coiling doors shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces.
- c. Architectural Window/Door Trim. Windows and doors shall be trimmed with wood or wood-effect materials (e.g., fiber cement). Trim color shall match color of the window sash or door stile.

2. Design Guidelines

a. Window Details.

(1) Window Shape. Aspect ratio of all window dimensions is encouraged to be a minimum 1:1.5. All windows shall be rectangular.

b. Door Design. Garage or large storage access type doors are encouraged to be wood or wood-effect “barn-door styled” paneled with minimal patterning. Entry or passage type doors (excluding primary façade store front doors) are encouraged to be wood or wood-effect traditional four paneled doors.

D. Building Feature Elements

1. Design Standards

a. Exposed Beams. Any exposed exterior structural trusses or beams, under open cover areas, shall be wood or wood-effect.

b. Commercial Balconies/Decks. The balcony shall be supported by posts on the balcony edge spaced no less than eight feet and no more than 12 feet apart. Where a second-floor balcony is used to serve as an exterior cover over ground floor patio, deck or walkway area, all posts on second floors shall continue to the ground floor. Balconies shall have solid covers above their walking surface.

(1) Balcony Posts. Balcony posts shall be of smooth wood or wood-effect. Posts shall be square shaped or traditionally “turned”. All balcony posts shall be painted.

(2) Railings and Guardrails. Railings on balconies, porches, exterior stairways shall be located between posts supporting a balcony, covered porch or similar.

c. Exterior Lighting Fixtures. Exterior fixtures shall be lantern-style with a fixed top cover to shield upright, finished in matte or weathered tones. Flood or spot-lighted directional or high-intensity fixtures shall not be attached to a building. Exterior lighting fixtures shall be consistent with the County’s adopted [Outdoor Lighting Standards \(Outdoor Lighting Standards\)](#).

2. Design Guidelines

a. Commercial Balconies/Decks. If commercial balconies are used, commercial balconies are encouraged to be located across the entire width of the primary façade.

b. Railings and Guardrails. Intermediate banister railing material is strongly encouraged. If railings are used, recommended materials include wood or wood-effect pickets that are square shaped or traditionally “turned”. Mesh, glass panels, cables or infill panels of any material are discouraged. All wood or wood-effect railings, posts, and pickets should be painted.

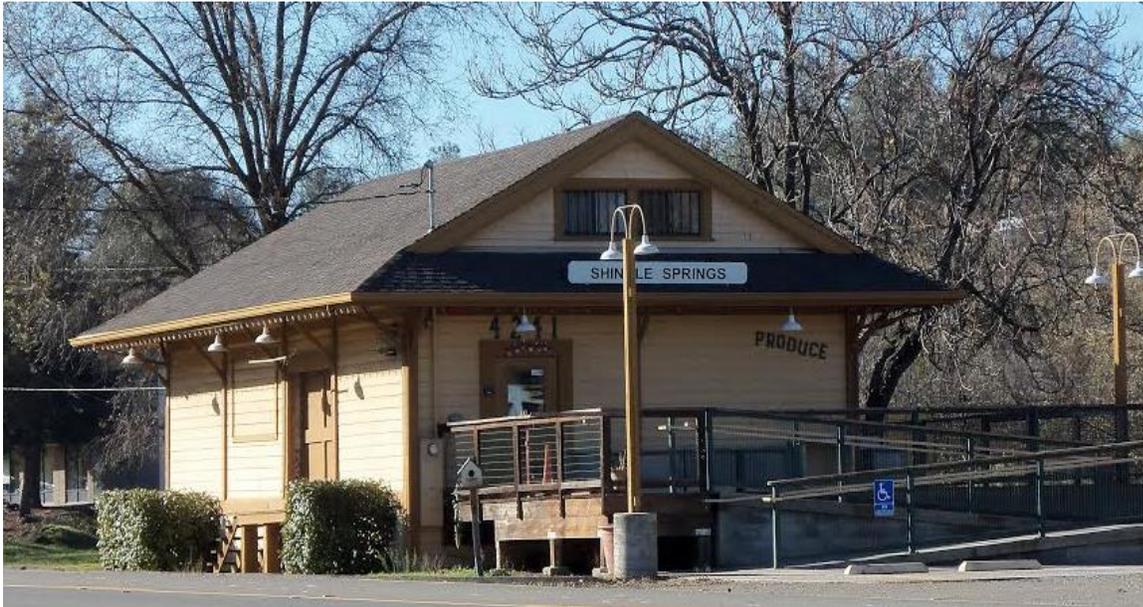
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- c. Exterior Lighting Fixtures. Fixtures are encouraged to be a simplistic square four-sided form and of minimal ornament with a 30 percent metal to glass ratio and a minimum size of 10 inches wide x 10 inches tall. Fixture finish and/or inherent finishes including aged brown patina bronze or blackened steel are encouraged. Lamps are encouraged to use the old-fashioned type “Edison” LED equivalent decorative A-socket or similar. Encouraged lamp color temperature rating range is from 2700 to 3100 K.

Section 4.2 Railroad Craftsman Architectural Style

Craftsman architecture is an American-specific style developed at the turn of the twentieth century, that brought back detailing, handicraft and use of natural materials. After the Gold Rush, the Southern Pacific Railroad created a unique version of the Craftsman style used in early railroad depot buildings.

Figure 8 Shingle Springs Railroad Depot



Typical Building Elements

- Horizontal massing
- Deep overhangs
- Exposed rafter tails, floor joists, and beam ends
- Double-hung windows
- Column pairs with intersecting beam work
- Decorative beams, kickers, or braces under gable
- Vertically-oriented double-hung windows
- Wood windows and trim

Typical Building Materials

- Wood siding
- Fiber cement siding (six-inch, eight-inch, or 12-inch horizontal siding)
- Composition fiberglass roofing shingles

Figure 9 Typical Design Features of the Railroad Craftsman Style



- Ⓐ Edge trim: Max. 7 1/4"
- Ⓑ Window trim: Max. 5 1/2"
- Ⓒ Building siding: Maximum of two types; either lap, clay brick, ledger stone veneer or board and batten.
- Ⓓ Window ratio: .5 : 1
- Ⓔ Beam extensions: Allowed if with metal flashing; otherwise, beam are not to extend past fascia board.
- Ⓕ Decorative brackets or braces
- Ⓖ Roof slope: Min. 4:12, Max. 12:12
- Ⓗ Trapezoidal columns prohibited
- Ⓘ Allowed picket styles: Painted vertical 1" x 4" wood pickets less than 4" apart.
- Ⓙ Facade colors limited to two body colors and one trim color.

Design Standards and Guidelines for the Railroad Craftsman Architectural Style

A. Roof Elements.

1. Design Standards

- a. **Roof Type.** Primary roof area shall be pitched with gables on at least two wall faces of the building. Hipped roofs are allowed. Attached shed roofs are approved for secondary closed or open covers or as roofed window sun covers. Flat and mansard roofs are prohibited. Shed roofs, where there is no ridge or hip covering the main portion of the structure, as a primary roof type are prohibited. Shed roofs are only allowed as a covered overhang, dormer, or secondary roof, as shown in Figure 7.
- b. **Roof Pitch.** Primary roof pitches shall be between 4:12 and 6:12 slope. Shed covers areas may not be more than 25 percent of the total roof area. All secondary shed roof slopes on the same building shall match the same slope pitch, except where a low-pitched shed roof folds from a steeper pitched primary roof; then the shed roof slope shall be a minimum of four times the difference between pitches. For example: A 6:12 primary roof slope would allow an adjacent shed roof pitch of 2:12. (6 – 4 = 2:12).
- c. **Roof Mass.** Roof mass shall include a minimum of one large roof with an area of between 50 to 60 percent of total building roof area with at least one gable end or long eave side.

- d. **Roof Materials.** Roofing materials on a building shall be of the same material and shall be dimensional definition composition fiberglass shingles, flat concrete tile, or standing seam metal. Standing seam metal, if used, shall be natural zinc, painted rusted metal, or painted any shade of gray color.
- e. **Roof Color:** Shingle roof colors shall be earth tone colors, such as dark browns, gray, and dark greens.
- f. **Roof Overhang.** Eaves shall be a minimum 24 inches in horizontal length from the building façade to the edge. The roof shall overhang from the wall to form an eave.
- g. **Roof Appendages and exposed beams.** Appendages to the primary structure shall have either a closed (walled) or open shed roof that is at least 50 percent less slope than the slope pitch of the main roof. For the gable ends where braces are located, the brace beam end shall be exposed.

2. Design Guidelines

- a. **Roof Overhang.**
 - (1) Eaves should have visible roof rafters and may be cut with ornamental scrolling.
 - (2) Materials used for balconies or roofed cover ceilings should be the same as the eaves. Encouraged materials include fire-rated cement composite panels to match eaves, or panels with cement facing to the exterior with overlaying battens. - 0.75 inches x 2.5 inches spaced between 12 inches and 24 inches or similar.
- b. **Roof Appendages and exposed beams.** Appendage roofs may extend on all sides of the main roof area (perimeter).

B. Exterior Wall Elements.

1. Design Standards

- a. **Commercial Balconies.** Commercial balconies on second floor areas are permitted on all sides of a building. Balconies shall project from a building façade wall. Where balconies are located, a roofed area shall cover the entire floor area of the balcony. Where a second-floor balcony serves as an exterior cover over ground floor patio, deck or walkway area, all posts on second floors shall continue to the ground floor.
 - (1) **Balcony or Open Covers - Posts.** Balcony posts shall be smooth wood or wood-effect. Posts shall be square-shaped.
 - (2) **Railings and Guardrails.** Railings on balconies, porches, exterior stairways shall be located between posts supporting a balcony, covered porch or similar.
- b. **Front Façade Feature Bay Gable.** Upper floor bays have support brackets. A bay shall not project more than the face of the roof eave from the primary lower wall façade.

- c. Exterior Building Materials and Color. Exterior building materials shall consist of at least two of the following: wood and wood-effect (e.g., fiber cement) board-on-board, board on batten, four inch or six-inch V groove (in a vertical or horizontal application), and stone. Second and third floors shall be of different material or application direction than the material used on the ground floors.
 - (1) Primary wall colors shall consist of earth tone colors, such as browns, greys, greens, and rust, or muted colors, such as mid-to-dark greens and blues and gold. Color restrictions for the specific use types (e.g. multi-unit, mixed use or commercial) as described in Sections 5-7 below shall also apply.

2. Design Guidelines

- a. Commercial Balconies.
 - (1) Pickets in railings are encouraged to be wood or wood-effect. Mesh, glass panels, cables or infill panels of any material are discouraged. All wood or wood-effect railings, posts and pickets shall be painted.
- b. Front Façade Feature Bay Gable. A feature bay may be one or two full stories and extend to the ground floor grade level. Two types of bays are encouraged - Square and Oriel/Chamfered.
- c. Exterior Building Materials and Color. Trim colors may consist of neutral colors, such as beige, taupe, and ivory, to complement the primary building colors.

C. Window and Door Elements.

1. Design Standards

- a. Window Details.
 - (1) Window sash frames shall consist of painted metal-clad wood, vinyl, or fiberglass.
 - (2) Metal frames are prohibited.
 - (3) Window shutters are prohibited.
- b. Window area. The minimum area of glazing using muntins shall not be less than 14 inches wide by 18 inches tall.
- c. Window Frame Color. One color shall be used throughout a building.
- d. Window/Door Trim. Windows and doors shall be trimmed with wood or wood-effect. Trim color shall match color of the window sash or door stile.
- e. Window Shape. All windows shall be rectangular.

- f. Door Type and Design. Coiling doors shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces.

2. Design Guidelines

- a. Window area. Maximum glazing area within a window are encouraged to be 24 inches wide x 24 inches tall without mullions or muntins configured within the entire window area.
- b. Window Shape. Aspect ratio of all window dimensions is encouraged to have a minimum width to height ratio of 1:1.5.
- c. Door Type and Design. Garage or large storage access type doors are encouraged to be wood or wood-effect “barn-door styled” paneled with minimal patterning. Entry or passage type doors are encouraged to be wood or wood-effect traditional four paneled doors.

D. Building Feature Elements.

1. Design Standards

- a. Exposed Beams. All beam materials shall be wood or wood-effect.
- b. Exterior Lighting Fixtures. Light fixtures shall be lanterns or sconces with a fixed top cover to shield uplight, finished in matte black, oil-rubbed bronze, galvanized steel, or weathered metal tones to convey a rustic or historic character. Flood or spot-lighted directional or high-intensity fixtures shall not be attached to a building.

2. Design Guidelines

- a. Exterior Lighting Fixtures. Fixtures are encouraged to be simplistic square four-sided form and of minimal ornament with a 30 percent metal to glass ratio and a minimum size of 10 inches wide by 10 inches tall. Fixture finish and/or inherent finishes including aged brown patina bronze or blackened steel are encouraged. Lamps are encouraged to use the old-fashioned type “Edison” LED equivalent decorative A-socket or similar. Encouraged lamp color temperature rating is from 2700 to 3100 K.

Section 4.3 Industrial Farmhouse Architectural Style

The Industrial Farmhouse architectural style is characterized by a simple and utilitarian design stemming from designs of historic agricultural and mining buildings dating back to the County's early industrial roots. Industrial Farmhouse buildings made use of local materials and traditionally are simple in geometry and arranged in clusters.

Figure 10 Industrial Farmhouse Building



Typical Building Elements

- Deep covered porches with square posts
- Low pitched roofline with gabled, hipped, shed, or gambrel
- Heavy wood beams and timber trusses
- Exposed timber rafter tails
- Regularly placed and shaped multi-paned windows
- Vertically oriented windows with divided lights
- Decorative wood trim for windows and doors

Typical Building Materials

- Horizontal lap siding
- Board and batten siding
- Cement fiber siding (six-inch, eight-inch, or 12-inch horizontal siding)
- Metal siding (corrugated or paneled)
- Standing seam metal roofing
- Corrugated metal roofing

Figure 11 Typical Design Features of the Industrial Farmhouse Style



Image Courtesy Google Earth. Last Accessed October 4, 2024.

Design Standards and Guidelines for the Industrial Farmhouse Architectural Style

A. Roof Elements

1. Design Standards

- a. Roof type. Primary roof area shall be gabled (double sloped) with end fronting the primary roadway. Other allowed roof forms allowed are stepped gable, side gable, hipped, gambrel, or low slope shed style (single sloped.) Attached shed roofs are approved for closed or open covers or as roofed window sun covers. Sawtooth, bowed, rounded or flat roofs are prohibited. Shed roofs, where there is no ridge or hip covering the main portion of the structure, as a primary roof type are prohibited. Shed roofs are only allowed as a covered overhang, dormer, or secondary roof, as shown in Figure 7.
- b. Roof pitch. Roof pitch for the primary roof shall be between 4:12 and 12:12 slope. Shed roof slopes may not be more than 25 percent of the total roof area. Shed roofs on the same building shall have the same slope pitch with the exceptions below. Shed roofs with a roof pitch lower than 4:12 may be used on buildings where there are at least two feature gables covering a minimum of 65 percent of the building. Where a low-pitched shed roof folds from a steeper pitched primary roof, the shed roof slope shall be a minimum of three times difference between pitches. For example, an 8:12 primary roof slope would allow an adjacent shed roof pitch of 5:12 to as low as 1:12.
- c. Roof Overhang. Eaves shall be a minimum of three inches to a maximum of 24 inches in horizontal length from the building façade to the edge. Eaves on gable ends when used on same building shall be of same length for each gable end. Eaves on sides of buildings shall be same length when used on same building for each side. Gable eaves shall match in length and side eaves match in length. Eaves for gables and eaves for sides may be of different lengths.
- d. Roof Materials and Features. Roofing materials on a building shall be of same material and shall be one of the following types: Metal-painted, rusted finish, mill finish zinc, corrugated, flat panel, standing seam or similar metal paneling.
- e. Roof Mass. Roof mass shall include a minimum of one large roof with an area of between 50 to 70 percent of total building roof area and with at least one gable end.
- f. Roof Features. Two slope roofs may include a full-length ridge top symmetrical clerestory/monitor feature. The clerestory walls shall be at least 36 inches tall to a maximum of 60 inches tall and shall contain windows or louvers 50 percent or greater of the wall area. The clerestory unit shall not be less than 75 percent of the length of primary roof when used. Roof clerestory/monitors may be used for light and air ventilation and shall have ganged windows along shed sides with divided lites. Roof shall match building roof pitch and material. Clerestory or monitors shall be a minimum of six feet wide on the gable end.

- g. Roof Color. Roof colors shall include grays, browns, charcoal, mid-to-dark greens, mid-to-dark blues, and dark red. Metal or corrugated roofing may also be silver or steel.
- h. Architectural Appendages. Appendages to the primary structure shall have either a closed (walled) or open shed roof that is at least 50 percent less slope than the slope pitch of the main roof. Appendage roofs may extend on all sides of the main roof area (perimeter). Canopies (if used) over windows and/or doors shall project from the building wall at least five feet. Canopy materials may be exposed corrugated/standing seam metal or wood or wood-effect planking with steel supports. Canopy pitch is encouraged to be 1:12.

2. Design Guidelines

- a. Roof Elements. Roof Overhang. For roofed open covers, ceiling materials are encouraged to be fire-rated cement composite panels to match eaves or similar panels with cement facing to the exterior with overlaying battens that are 0.75 inches x 2.5 inches spaced between 12 inches and 24 inches or similar or exposed metal roofing with exposed support metal or wood rafters or timber truss members.

B. Exterior Wall Elements

1. Design Standards

- a. Building Materials. Structures shall be designed with at least one but not more than two of the following exterior wall material compositions: wood, wood composite or fiber cement vertical application pattern shiplap siding, board on board, board and batten; clay brick; stone; or metal panel (to match roof).
- b. Wall Color. There shall be a maximum of two main wall colors and one trim color. Color restrictions for the specific use types (e.g. multi-unit, mixed use or commercial) as described in Sections 5-7 below shall also apply.
- c. Wall Bases. A minimum of 75 percent of exterior walls shall be supported on a base composed of one material of either stone or cast stone or concrete. The base shall be a minimum of three feet in height from the finished floor. Where concrete is used, it shall remain a natural formed or light sandblasted finish and shall not be painted.

C. Window and Door Elements.

1. Design Standards

- a. Window Shutters. Window shutters are prohibited.
- b. Area of Glass in Window. Maximum glazing area are encouraged to be two x three feet without an additional mullion.
- c. Window frame color. Window frame color shall be white, black, or brown. One color shall be used throughout. Silver colored windows are prohibited.

- d. Window Shape. Windows shall have flat tops. Raked, round or octagonal windows are prohibited.
- e. Window Trim. Window trim shall be wood or wood effect and shall match the color of the window frame if painted. Metal trim if used, shall match roofing color.
- f. Door Design. Garage or large utility doors shall be wood, wood composite, or metal. Coiling doors shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces. Entry doors shall be glass, metal, wood, or wood-effect. Color shall match windows except with coiling doors that shall be painted a color to match the adjacent building exterior color. Large sliding barn-type doors are acceptable as security or access covers for window walls when directed toward and accessible to forecourts (display yards, dining courts, or similar outdoor programmed areas).

2. Design Guidelines

- a. Window and Door Elements. Window Details and Glazing. All windows and doors with glazing should have mullions, muntins, and similar features. Storefront boxed frame window systems are allowed only within a forecourt (open area in front of a large building) and/or on the primary façade.

D. Building Feature Elements.

1. Design Standards

- a. Building Posts or Columns and Bases. Posts shall be square Posts and columns shall be wood or wood-effect and shall have stone, board formed or finished concrete, or masonry brick veneers a minimum of three feet in height from finished floor.
- b. Exposed Exterior Beams. Exterior beams are prohibited except in open cover areas.
- c. Exterior Lighting Fixtures. Lighting fixtures shall contain at least two of the following components:
 - (1) Industrial-style fixtures that contain design features such as exposed bulbs, metal shades, and simple forms;
 - (2) Barn-style lights, which include gooseneck lights;
 - (3) Farmhouse lanterns that are often made from metal (e.g., wrought iron or aged brass);
 - (4) Exposed Edison bulbs or filament bulbs;
 - (5) Caged fixtures, such as lighting with protective cages or grilles; or
 - (6) Other simple metal fixtures.

2. Design Guidelines

- a. Building Posts or Columns and Bases. Square columns are encouraged.

Section 4.4 Alternative Architectural Styles or Project Designs

The alternative architectural styles option provides an “off-ramp” for architects and developers to create unique designs and architectural styles that are compatible with the rural, historic character of Shingle Springs but do not align with one of the three architectural styles in Sections 4.1 through 4.3.

Projects that want to utilize an alternative architectural style shall comply with all requirements and procedures in this Section.

A. A Design Review Permit shall be required for projects in Shingle Springs that utilize an architectural style other than those listed in Section 4.1 through Section 4.3.

1. Requirements for alternative architectural styles.

a. A written report from a California licensed architect or civil engineer shall be provided that includes the following information to ensure that the proposed development has an internally consistent architectural style and is compatible with the adjacent and nearby developments. Plans, including a site plan and color elevations, are required and cannot replace the report. The report shall reference the details on the plans. A color and materials board and/or three-dimensional architectural rendering shall be required and shall accompany the submitted plans.

(1) Architectural Style. Describe typical building elements, building materials and colors, and roofing materials and colors characteristic of the style. List examples of this style and provide corresponding pictures. Provide specific reasons for how the proposed architectural style considers and would complement the historical or existing development in Shingle Springs.

(2) Roof Elements. Specify roof type, pitch, overhang, color, materials, features, edge and gutters, beams, and mass, for the roof as well as for accessory canopies and roofs. Describe how these elements are integral to the style and would contribute to and consider/complement the historical or existing neighborhood or area.

(3) Compatible with site or building design features in the surrounding neighborhood including building height, massing, roof forms, colors and materials. Provide a roof plan.

(4) Exterior Wall Elements. Specify materials, colors, and textures for the building, including those used for trim, cornices, and bases. Specify materials and colors for architectural features used, such as balconies. Describe how these elements are integral to the style and would contribute to and be compatible with the historic context of the surrounding area.

(5) Window and Door Elements. Specify design, shape, materials and colors for windows and doors and accessory elements, such as trims, frames and shutters (when used) and describe how these elements are integral to the style and would contribute to and be compatible with the historic context of the surrounding area.

(6) Building Feature Elements. Specify design, color and materials for wall-mounted lighting fixtures and other features used on the building, and describe how these

Shingle Springs Community Design Standards and Guidelines

elements are integral to the style and would contribute to and be compatible with the historic context of the surrounding area.

B. Deviation from use-specific or architectural style standards.

1. This section shall apply to projects that are unable to meet certain use-specific or architectural style standards as established in this Chapter and request consideration for deviation from specific standards in this Chapter that does not reference or rely on another County standard. Deviation from other County standards referenced in this document (e. g. Chapter 130.35 [Parking and Loading Standards], Design Improvement Standards Manual) shall be processed according to those respective requirements. A Design Review Permit shall be required for any deviation from the use-specific or architectural style standards.
2. Requirements for deviation.
 - a. A written report from a California licensed architect or civil engineer shall be provided that includes the following information. Plans, such as a site plan or color elevations, cannot replace the report. The report shall reference the details on the plans. A color and materials board and/or three-dimensional architectural rendering shall be required and must accompany the submitted plans..
 - (1) List the standards that are not met and provide reasons for being unable to meet these standards.
 - (2) If alternative(s) are provided, describe how the alternative(s) would be consistent with the design standards as a whole, contribute to an internally consistent architectural style and site design, and considers and complements the historical or existing neighborhood or area.

- (3) If deviations from specific features of an architectural style are requested, provide specific reasons for how the proposed architectural feature contributes to an internally consistent architectural style and considers and complements the historical or existing neighborhood or area.

Example: Railroad Car Commercial Alternative Architectural Style

Alternative architectural styles should reflect the historic character of Shingle Springs similarly to the Gold Rush, Railroad Craftsman, and Industrial Farmhouse styles. An example of an alternative architectural style that is consistent with the community's vision for future development, but may require further architectural review is the Railroad Car Commercial style. This style utilizes historic railroad cars for commercial uses, such as lodging, dining, and retail.



Photo Credit: Jubilee Railroad

Section 5 Multi-unit Design Standards and Guidelines

Section 5.1 Site Planning

A. Site Design

1. Design Standards

- a. Buildings shall comply with the setbacks established in the Zoning Ordinance, applicable specific plan, applicable planned development combining zone, and/or other applicable state or local regulations (e.g., Fire Safe regulations).
- b. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the adopted Landscaping and Irrigation Standards and Chapter 130.34 (Outdoor Lighting) and the adopted Outdoor Lighting Standards.
- c. When fencing is used to separate the project from open space, projects shall provide open type (e.g., wrought iron) fencing adjacent to open space. Finials or sharp spikes on top of

ornamental metal fencing are prohibited. Barbed wire fencing is prohibited. Chain link and wire fences are prohibited.

- d. Projects abutting single-unit residential zoned properties shall provide a masonry wall not less than six feet in height installed at the property line except at pedestrian access points to reduce the impact of increased noise, light, and activity to single-unit residential properties. Masonry walls shall be textured (e.g., split-face) and use integral color matching the building façades.

2. Design Guidelines

- a. Projects should incorporate site design that reduces heating and cooling needs by orienting structures (both common facilities and dwelling units) on the parcel to reduce heat loss and gain from sun exposure, depending on the time of day and season of the year.

B. Building Orientation.

1. Design Standards

- a. Projects located adjacent to or across the street from other street-facing residential developments shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the street unless another ordinance, statute, or regulation prohibits it.
- b. For projects adjacent to open space, parks, or other common gathering spaces, each residential unit along the building side adjacent to the public space shall have at minimum one window in a living, dining or bedroom area facing the public space unless another ordinance, statute, or regulation prohibits it.
- c. When a project includes multiple buildings, building walls that face another building wall separated by a distance of 20 feet or less, shall not position windows and entrances of personal residences directly across from windows and entrances of personal residences in another building to improve indoor privacy.

2. Design Guidelines

- a. When multiple residential buildings are proposed as part of a multi-unit development, the buildings should be oriented towards the street and common outdoor areas.

C. Topography and grading.

1. Design Standards

- a. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.
- b. Oak resources conservation shall comply with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

2. Design Guidelines

- a. Natural topography should be integrated into site design to the extent feasible.
- b. Retaining walls should be compatible with overall identity or character of the development.
- c. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.
- d. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.
- e. Surface water and pollutant runoff should be reduced by maximizing the use of permeable surfaces and vegetative ground cover. Use of permeable paving is encouraged. Use of natural topographic features or bioswales for filtration of site drainage is encouraged.

D. Access and Circulation.

1. Design Standards

- a. When not already existing, frontage improvements (e.g., sidewalks, curb, gutter, street improvements, etc.) shall be installed along the project frontages in accordance with County Code.
- b. Driveways shall be installed per County Code.
- c. Site circulation shall allow for and facilitate emergency access to the site and all buildings and shall comply with County Code and other applicable local regulations and state laws.
- d. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.
- e. All structures, amenities, parking areas, building entries, and common spaces shall be connected by pedestrian pathways with a minimum width of four feet. On-site pedestrian pathways shall connect to the public sidewalk.
- f. All pedestrian pathways shall include lighting for safety and security. All pedestrian pathway lighting shall comply with the following standards:
 - (1) Be shielded downward and not spill onto adjacent properties.

- (2) Ground mounted light fixtures to illuminate driveways, landscaped areas, or pedestrian pathways shall be not more than three feet in height.
- (3) Use light emitting diodes (LEDs) with a maximum temperature of 3000 kelvins.
- g. Bicycle racks or lockers, if proposed, shall be designed consistently with the County's Parking and Loading Standards.

2. Design Guidelines

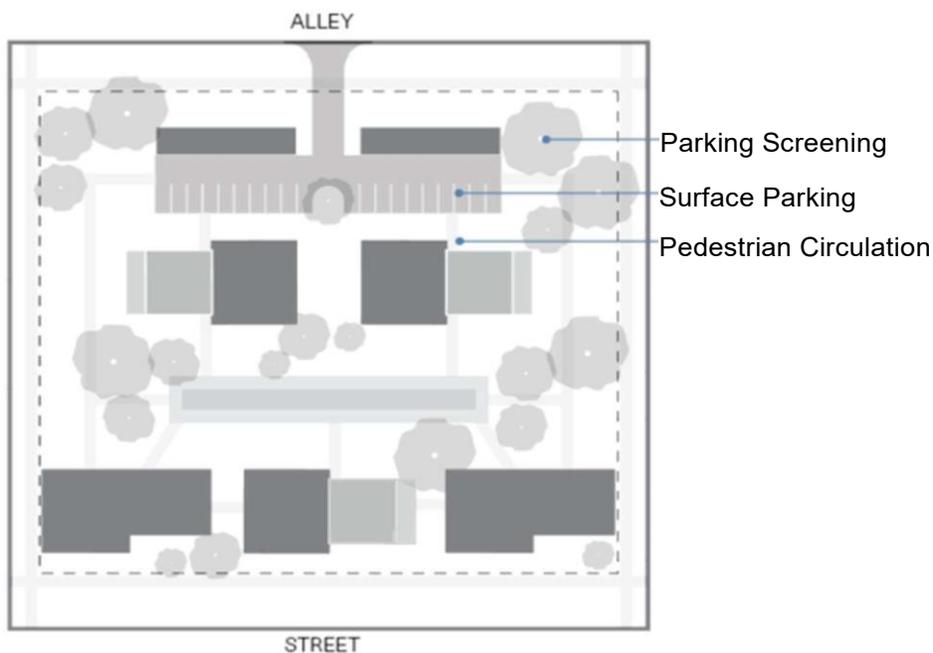
- a. Projects are encouraged to implement bikeway improvements, including but not limited to connections to bike trails and on-street bike lanes.
- b. Projects located within walking distance of public transportation and bike and pedestrian trails are encouraged to provide access to these amenities.
- c. Projects should include a combination of pedestrian scale lighting, landscaping, accent lighting, and signage to improve pedestrian connection and safety.
- d. Projects should include pedestrian connections from parking areas, public sidewalks, and between all buildings on the site.

E. Parking.

1. Design Standards

- a. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.
- b. Parking areas shall be screened from the street and property lines and shall be positioned exclusively at the rear or side of the building, unless it is an alley or unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County. Refer to Figure 12.
- c. Parking areas shall be designed as part of the overall project and include materials, colors, and details that are the same as or similar to those found on the residential buildings.
- d. All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards). Installed landscaping shall be consistent with the requirements of the County's adopted Landscape and Irrigation Standards, the County DISM and the 2015 California Model Water Efficient Landscape Ordinance (MWEL) California Code of Regulations, Title 23, §490 et seq.).
- e. Tandem parking is prohibited.

Figure 12 Parking Areas



2. Design Guidelines

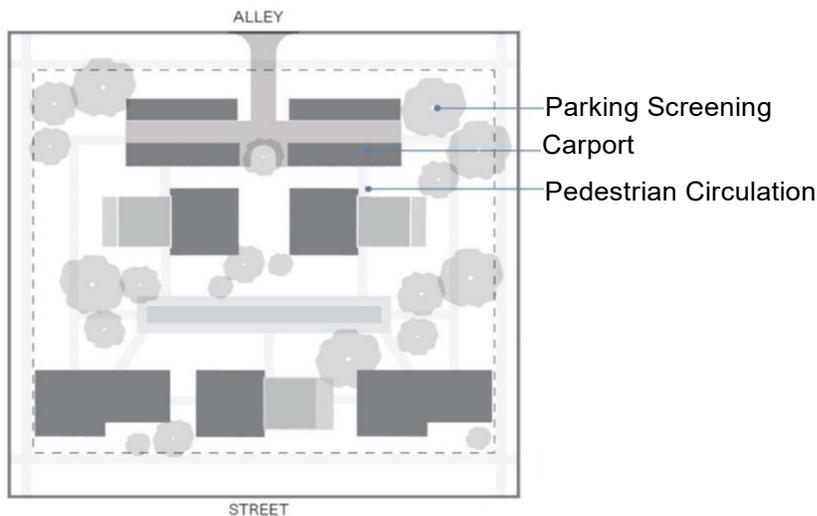
- a. Parking areas should not be located on street facing facades or corners.
- b. Shared parking between adjacent uses should be considered.
- c. Parking areas should not be located along residential neighborhood street frontages.

F. Parking Carports.

1. Design Standards

- a. Carports shall be used for parking only. The use of carports for storage is prohibited.
- b. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.
- c. The ends of each cluster of carports shall be concealed with landscaping at least six feet in height.

Figure 13 Parking Carport Location



2. Design Guidelines

- a. Carports should be detached from the residential buildings or structures.
- b. Carports should be oriented to consider solar access for solar panels. Solar panels on carports are encouraged.
- c. Carports should be designed to avoid snowshed on streets, sidewalks, and internal pedestrian paths.
- d. Storage areas may be incorporated into carports either above, behind, or beside the carport.

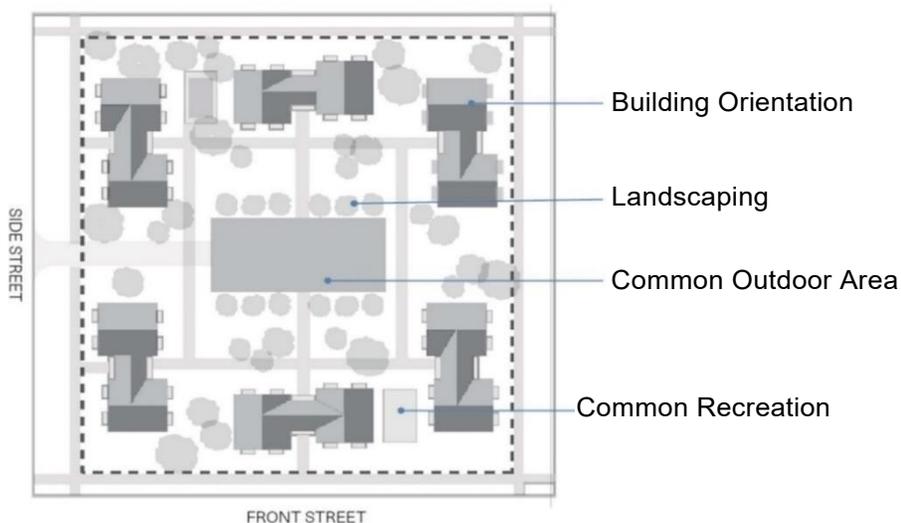
G. Outdoor Areas.

1. Design Standards

- a. Outdoor area requirements. All multi-unit and mixed use developments with five or more dwelling units shall incorporate the following standards.
 - (1) The project shall be designed to provide the equivalent of a minimum of 100 square feet of outdoor area for each dwelling unit. Required outdoor areas shall consist of both common outdoor areas and private outdoor areas. Each private outdoor area shall be accessible to only one dwelling unit.
 - (2) Private outdoor area. A minimum of 50 percent of the total dwelling units shall have a private outdoor area (e.g., private balcony, patio, or deck) that is a minimum of 40 square feet.

- (3) Each common outdoor area shall maintain a minimum depth and width of 20 linear feet and shall not include rights-of-way, vehicle access, parking areas, or landscaping associated with a parking area.
- (4) Rear setbacks that meet the definition of common outdoor area are credited as usable common outdoor areas up to a maximum of 50 percent when they are at least 20 feet in depth and width.
- (5) Common recreational amenities, as defined below, shall be provided within the common outdoor areas.
- (6) Up to 25 percent of any required common outdoor area may be paved or in hard surface if the surfaces are to be used for recreational purposes (e.g., basketball court, swimming pool, walking paths).

Figure 14 Common Outdoor Area and Recreation Amenities



2. Design Guidelines

- a. Common outdoor areas should be conveniently located and accessible to all of the residents.

H. Common Recreational Amenities.

1. Design Standards

- a. Common recreational amenities, accessible to all residents of the development, shall be provided within the common outdoor areas or in a common building.
- b. All multi-unit residential developments shall provide a minimum of one indoor or outdoor common recreational amenity at a rate of one amenity for every 25 units.

- c. One of the following recreational amenities shall be required to fulfill this common recreational amenity requirement:
 - (1) Barbecue area with a concrete pad, picnic tables, and roof. Barbecue area shall be no smaller than 200 square feet with a minimum of three picnic tables;
 - (2) Indoor recreational facilities (e.g., community room with a kitchen, fitness center, private event space, conference rooms, home office space) with each facility measuring at least 500 square feet;
 - (3) Fenced permeable dog play area that is a minimum of 600 square feet in size and has regularly maintained waste stations. Fencing shall be a maximum of four feet in height, shall be metal or wood and 50 percent transparent. Chain link or barbed wire are prohibited. No lighting shall be permitted, and the hours of operation shall be sunrise to sunset. The dog play area shall be cleaned and maintained on a regular basis. The fenced dog play area shall be located outside of any Zoning Ordinance setbacks;
 - (4) Maintained outdoor recreation areas for specific activities (e.g., pool, bocce courts, basketball courts, volleyball courts, outdoor fitness areas);
 - (5) Children's outdoor play area with play equipment. Individual play areas shall have a minimum area of 600 square feet and minimum depth and width of 15 feet with a pour-in-place recycled rubber surface or similar surface with a minimum projected lifespan of at least 10 years. Children's play areas shall contain a minimum of two structured play modules, such as a play structure and swing area. This area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four feet in height. Fencing shall allow visibility into the play area from all residential units;
 - (6) Communal garden that has a minimum area of 600 square feet and minimum depth and width of 15 feet.
- d. If the applicant chooses to provide a recreational amenity not listed above to fulfill the common recreational amenity requirement, approval through the discretionary review process is required.
- e. For projects with at least 25 two-bedroom or larger units and that are not age-restricted, at least one children's play area is required, as defined above, and may be used to meet the recreational amenity requirement stated in Subsection 5.1 I above.

Figure 15 Shared Community Courtyard, Winters, California



Photo Credit: Shingle Springs Community Alliance (SSCA)

2. Design Guidelines

- a. Common recreational amenities should be appropriate for the resident population. Examples include, but are not limited to, exercise stations, walking paths, appropriately sized unlighted ball courts, children's play equipment, and swimming pools.
- b. If children's play areas are provided, they should be centrally located, in areas with high visibility.
- c. Outdoor seating should be provided. Seats and benches should be constructed of stainless steel, wood or a recycled material of comparable quality and durability. Seats shall be either a single chair or stool. Benches shall accommodate at least two seated adults. Benches installed in publicly accessible areas shall be designed to discourage prolonged occupancy and sleeping by incorporating features including, but not limited to, vertical armrests, curved or sloped seating surfaces, or individual seating delineations.

I. Utilities, Service Areas, and Storage.

1. Design Standards

- a. Air conditioning units, electrical meter boxes, and other private utilities shall be fully screened from the street and adjacent properties through features, including but not limited to, landscaping, trees, enclosures, walls not exceeding one foot above the utility equipment height, and roof parapets.
- b. Utilities shall be screened or enclosed in utility boxes if located in front of the building or along a street-facing façade. Utility boxes shall be painted to blend in with the landscaping.
- c. All service areas shall be accessible from an alley or side street when one exists.

- d. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.
- e. All refuse containers shall be placed within screened storage areas or enclosures. Trash enclosure location, dimensions, and design shall comply with County standards.
- f. A minimum threefoot landscape buffer shall be provided on all non-accessible sides of trash enclosures.

2. Design Guidelines

- a. All service areas (e.g., trash enclosure), and storage should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.
- b. Trash enclosure materials and colors should be consistent with, and complimentary to, building materials, colors and finishes.

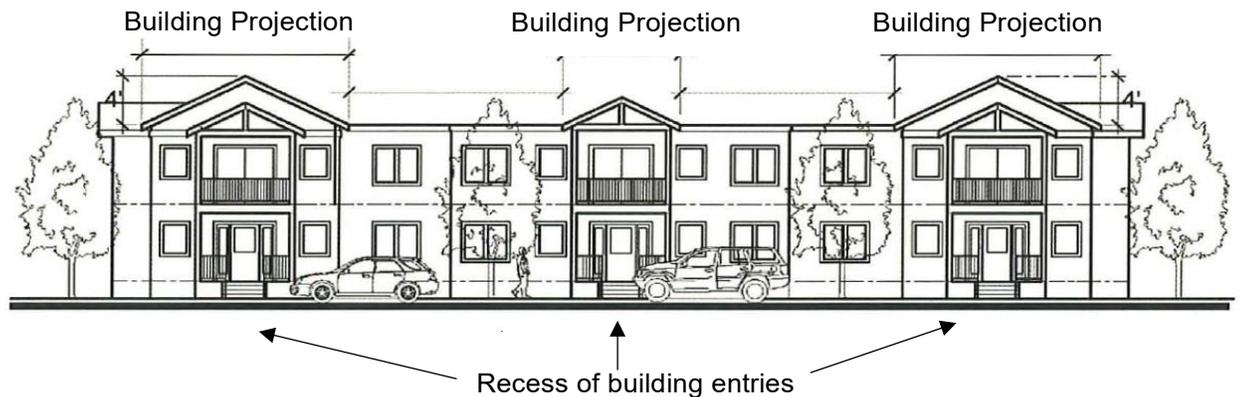
Section 5.2 Building Design

A. Wall Form and Massing.

1. Design Standards

- a. Setbacks shall comply with the requirements of the Zoning Ordinance and building codes where applicable.
- b. No building façade visible from the street shall be greater than 120 feet in length.
- c. Massing breaks. Buildings shall have massing breaks (i.e., articulation) at least every 30 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Refer to Figure 16 below.
- d. For structures of three or more stories, upper and lower stories shall be distinguished by incorporating one or more of the following features:
 - (1) Change in wall material or color between the ground floor and upper floors.
 - (2) Setback the upper floors of the structure a minimum of five feet from the remainder of the building façade.
 - (3) Incorporate a horizontal feature between floors such as a bellyband or belt course.

Figure 16 Building Articulation



2. Design Guidelines

- a. Architectural elements such as varied roof forms, step backs, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest and to distinguish between lower and upper floors.
- b. Balconies and small decks with landscaping should be incorporated into two story or higher buildings to reduce the visual impact of tall structures.
- c. Balconies are encouraged to be inset into the building or covered by a roof to provide some relief from weather elements.
- d. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- e. Semi-private areas such as covered front porches and/or courtyards are highly encouraged.
- f. Proportional relationship between adjacent buildings and between the building and the street should be maintained.
- g. Unit/building layout should ensure the gradual transition of building height and mass.
- h. Pedestrian scaled entry should be a prominent feature of the front building façade.
- i. Architectural detail such as windows, awnings, trellises, articulation, balconies, patios, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.

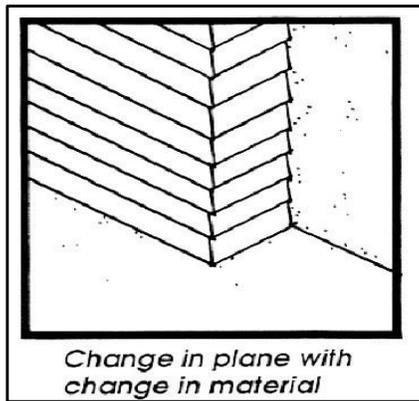
B. Building Colors and Materials.

1. Design Standards

Shingle Springs Community Design Standards and Guidelines

- a. Architectural treatment shall be applied to all façades of a building. At a minimum, all windows, doors, and other wall openings shall be trimmed consistent with the architectural style.
- b. Colors.
 - (1) All structures shall include at least one main color and a maximum of three trim and/or accent colors, excluding the color of the roofing material. This requirement may be superseded by the color requirements of the selected architectural styles in Section 4 (Architectural Styles).
 - (2) Neon or fluorescent colors are prohibited in all instances.
 - (3) Changes in color are prohibited on the same plane or on outside corners.
 - (4) Main and trim colors used on the front façade shall be extended to all façades.
- c. Building materials. Materials shall be compliant with state and local building and fire regulations (e.g., Chapter 7A of California Building Code).
 - (1) Each building facade shall incorporate a minimum of two different high quality and durable building materials to provide articulation.
 - (2) Accent material for entry. When a façade is 50 feet or longer and has a primary shared entryway for building occupants, the building shall include an entryway accent material that is distinct from the primary building material.
 - (3) Materials allowed under specific circumstances. The following materials are allowed when the following requirements are met):
 - i. Use of stucco shall not exceed 50 percent of façades that face the street.
 - ii. Aluminum cladding systems. Smooth, nonreflective aluminum plank, panel, or batten cladding systems may be used on multi-unit residential or mixed use projects. Use of the aluminum cladding systems may comprise up to 30 percent of the building façade.
 - iii. Vinyl when applied to windows.
 - (4) When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane. Exterior wainscoting shall be at least three feet in height, measured from the grade of the building. Refer to Figure 17.

Figure 17 Building Materials at Wall Edges



- d. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are indistinguishable.

2. Design Guidelines

- a. Variation in color and materials should be considered to create visually engaging designs. High quality, natural, and durable materials, such as stone and brick, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.
- b. Architectural features that enhance the façade or building form are encouraged. Architectural features such as decorative moldings, windows, shutters, balconies and railings, and landscaped elements such as lattices that add detail to a façade, are encouraged.
- c. Adjacent buildings are encouraged to not use the same main color.

C. Windows and Doors.

1. Design Standards

- a. Windows and doors shall be trimmed consistent with the selected architectural style.

2. Design Guidelines

- a. Windows should have decorative details consistent with the selected architectural style, especially for street-facing facades.
- b. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.

- c. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

D. Balconies, Porches, Decks, and Patios.

1. Design Standards

- a. Residential roof-top decks are prohibited.
- b. Private exterior space shall be reserved for and immediately accessible to the dwelling it is designed to serve.
- c. Balconies shall be unenclosed, except for required railings.
- d. Fences and railings for balconies, porches, and decks shall use metal, wood, cable, or materials that is same as or similar to those found on the structure of the building.
- e. If a private, at grade-level patio is provided, it shall be enclosed through fencing or railing, or other solid material.

Figure 18 Private Balconies & Porches



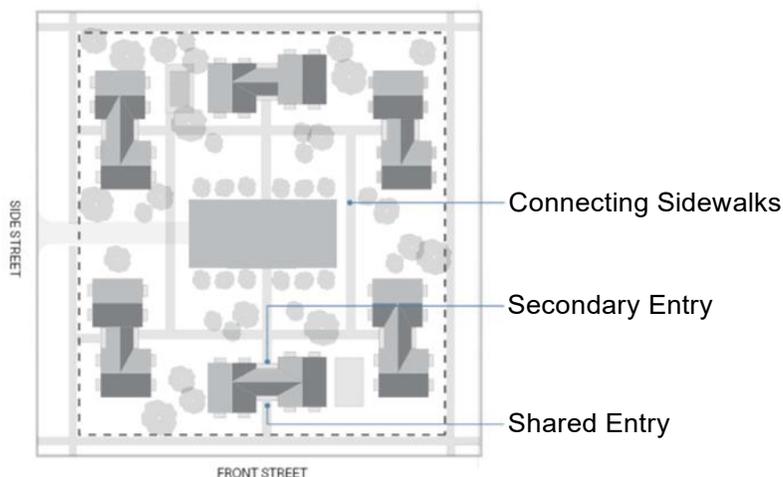
E. Building Entries and Staircases.

1. Design Standards

- a. Exterior staircases shall be designed with a full roof cover. Staircases shall consist of same, similar, or complimentary material(s) and color(s) to the primary buildings.
- b. All ground-floor building entries for residential units not otherwise covered shall contain a roof overhang or canopy.

- c. For buildings with shared entries, building entries are required along all street-facing building facades. Secondary shared entries may be provided on other façades. Secondary shared entries shall be oriented to common areas such as courtyards, landscaped areas, whenever feasible. Refer to Figure 19 below.
- d. Residential projects on corner lots shall engage both streets by providing entries on both street-facing façades.
- e. Buildings shall orient private entries to streets, common outdoor areas or parking areas.

Figure 19 Shared Entries and Secondary Entries



2. Design Guidelines

- a. Stair and other entry access requirements such as wheelchair ramps and elevators should be integrated into the overall project design.
- b. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, and decorative bollards.
- c. Exterior staircases should be screened from the street and property lines.

F. Roofs.

1. Design Standards

- a. Rooflines shall be integrated with the overall design of the building and vertically articulated at least every 50 feet along the street frontage, through the use of varying roof height and/or form.
- b. Up to two roof types are allowed per building. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.

- c. Prohibited roofing materials. The following roofing materials are prohibited:
 - (1) Untreated, unpainted aluminum or metal;
 - (2) Brightly colored materials, including as turquoises, yellows, pinks, purples, neons, whites, and the like;
 - (3) Untreated smooth or corrugated metal;
 - (4) Shiny or reflective materials that are visible from the street, sidewalks, or property lines.
- d. Roof elements shall conceal roof-top mechanical equipment from view of adjacent streets and highways.
- e. When an existing building is undergoing a reroof beyond like-for-like replacement, maintenance, or repair, the colors and materials shall comply with this section.

2. Design Guidelines

- a. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plane should be consistent with the architectural style.

G. Accessory Buildings.

1. Design Standards

- a. Materials, colors and architectural finishes of accessory buildings, including but not limited to, laundry facilities, recreation buildings, sales/lease offices, shall consist of the same or similar materials, colors and architectural finishes of the primary building(s) on site.

2. Design Guidelines

- a. Accessory buildings accessible to all residents should be centrally and conveniently located for all residents.

Section 6 Mixed Use Design Standards and Guidelines

Section 6.1 General

1. Design Standards

- a. Mixed use projects shall comply with the multi-unit design standards and guidelines in Section 5 (Multi-unit Residential Development) above in this document.
- b. Projects shall comply with applicable County Code, including but not limited to, Zoning Ordinance Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) and Table 130.24.020 (Residential Zone Use Matrix) and Section 130.40.180 (Mixed Use Development).
- c. Calculation of density. Residential density shall be measured as an average over the gross land area of only the residential portion of the planned site or assembly of parcels. When residential uses in a mixed use project are all contained in vertical mixed use buildings, density for the project shall be calculated as part of the maximum allowed Floor Area Ratio (FAR), complying with Zoning Ordinance Chapter 130.22.030 (Commercial Zones Development Standards) and Section 130.40.180 (Mixed Use Development).
- d. Driveways and bicycle rack requirements shall be installed per County standards.

2. Design Guidelines

- a. Active and inviting ground floor commercial spaces that support a pedestrian-friendly environment are encouraged.
- b. Projects are encouraged to provide well-designed housing that is affordable to residents of a variety of income levels and is located within walking distance to stores, services, jobs, and community amenities.
- c. Public safety should be enhanced through increased natural surveillance and “eyes on the street.”
- d. Projects should create well-designed public and semi-public gathering spaces that support social interaction and community cohesion.
- e. Projects should accommodate parking and circulation on-site to maximize connections between different land uses.
- f. Number of curb cuts should be limited to minimize pedestrian and vehicle conflicts.
- g. Different commercial, residential, and open space areas should be linked with internal pathways.

- h. Surface parking from public streets and residential neighborhoods should be screened to reduce the visual impact of large parking areas.

Section 6.2 Site Planning

A. Vertical and Horizontal Mixed Use.

1. Design Standards

- a. Buildings shall be oriented towards public streets with the primary entrances to the site or to commercial uses directly accessible from the sidewalk.
- b. Parking shall be screened from the street through the use of buildings, landscaping, and trees, and shall be positioned exclusively at the rear or side of the building, unless it is an alley or unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County.
- c. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.
- d. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.

Figure 20 Access, Circulation and Parking for Vertical and Horizontal Mixed Use



Circulation

-  Primary Pedestrian Access
-  Secondary Pedestrian Access
-  Primary Vehicle Access
-  Secondary Vehicle Access

2. Design Guidelines

- a. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.
- b. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.
- c. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.
- d. Buildings should be placed near or along the edge of the public sidewalk to activate the pedestrian realm. Refer to Figure 20 above.
- e. Enhanced internal pedestrian crossings should be created and delineated with materials or colors to prioritize pedestrians within developments.
- f. Ground-floor uses should primarily be occupied by retail, restaurant, and personal service uses that generate pedestrian activity and engage the sidewalk to create an active and enjoyable pedestrian environment.
- g. Whenever commercial and residential uses have differing hours of use, shared parking should be considered.

Figure 21 Vertical Mixed Use Frontage



Photo Credit: Shingle Springs Community Alliance (SSCA)

B. Additional Guidelines and Standards for Horizontal Mixed Use.

1. Design Standards

- a. Service entries, loading areas, and trash areas associated with commercial uses shall be designed to not block vehicular or pedestrian traffic and be fully screened from view from all residential units.

2. Design Guidelines

- a. Parking for on-site commercial uses should be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses. Dedicated private residential parking areas should be located in a private area away from public commercial parking.
- b. Residential uses should be located along the rear of the site to provide visual privacy and complement existing residential uses.

Section 6.3 Building Design

A. Vertical and Horizontal Mixed Use.

1. Design Standards

- a. Ground floor building transparency.

- (1) For ground-floor commercial uses, exterior walls facing a street shall include windows, doors, or other openings for at least sixty percent (60%) of the building wall area located between two feet and eight feet above the level of the sidewalk. Windows shall be transparent to the extent feasible.
 - (2) No wall facing the street shall run in a continuous plane for more than 10 feet without an opening.
- b. Building entry areas. Pedestrian entries to commercial uses shall be either recessed in a vestibule a minimum of four feet in depth or covered by an awning, portico or other architectural projection that provides weather protection.
 - c. Architectural features of any commercial buildings, or portions of buildings, proposed as part of a single mixed use development project shall be designed utilizing the same architectural styles, colors, materials, architectural elements as the residential components of the same project.
 - d. Mixed use buildings with nonresidential ground floor uses shall design the ground floor with a minimum 14 foot ceiling height, measured from the finished floor, to accommodate a variety of uses. Refer to Figure 22.
 - e. Residential dwelling units shall be located behind the commercial uses if residential dwelling units are on the ground floor.

Figure 22 **Mixed Use Ground Floor Height**



2. Design Guidelines

- a. Adaptive reuse of historically significant buildings is encouraged. Development of buildings next to historically or culturally significant buildings should respect the architectural character of existing historical buildings.
- b. New mixed use buildings are encouraged to develop a grease duct to anticipate potential restaurant uses.

Shingle Springs Community Design Standards and Guidelines

- c. Windows should not contain tinted or reflective glass.

Section 7 Commercial Design Standards and Guidelines

Section 7.1 Site Planning

A. Site design.

1. Design Standards

- a. Buildings shall comply with the setbacks established in the Zoning Ordinance, applicable specific plan, applicable planned development combining zone, and/or other applicable state or local regulations (e.g., Fire Safe regulations).
- b. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards), the adopted Landscaping and Irrigation Standards, Chapter 130.34 (Outdoor Lighting), and the adopted Outdoor Lighting Standards.
- c. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.
- d. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.
- e. Fencing between commercial uses and open space is discouraged. When required by the County Zoning Code, fencing between commercial uses and open space shall be an open type (e.g., ornamental metal) fencing adjacent to open space. Finials or sharp spikes on top of ornamental metal fencing are prohibited. Barbed wire fencing is prohibited.

2. Design Guidelines

- a. Buildings should be arranged to define, connect, and activate pedestrian edges and public spaces.
- b. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.
- c. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.
- d. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.
- e. Chain link and wire fences are discouraged.

B. Topography and Grading.

1. Design Standards

- a. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.
- b. Oak resources conservation shall comply with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

2. Design Guidelines

- a. Natural topography should be integrated into site design to the extent feasible.
- b. Retaining walls should be compatible with overall identity or character of the development.
- c. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.
- d. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.
- e. Surface water and pollutant runoff should be reduced by maximizing the use of permeable surfaces and vegetative ground cover. Use of permeable paving is encouraged. Use of natural topographic features or built swales for filtration of site drainage is encouraged.
- f. Roof drains and parking lot run-off should be routed through turf or other landscaping.

C. Access and Circulation.

1. Design Standards

- a. Frontage (i.e., sidewalks, curb, gutter, street improvements, etc.) and driveway improvements shall be installed in accordance with the County DISM and the County Frontage Improvement Ordinance (Chapter 12.09 of the County Ordinance Code), as applicable.
- b. Sidewalk improvements shall utilize decorative treatments such as stamped patterns, coloring, pavers, bricks, or exposed aggregate, as shown in Figure 23. The use of standard poured concrete is prohibited.

Figure 23 Sidewalk Improvements

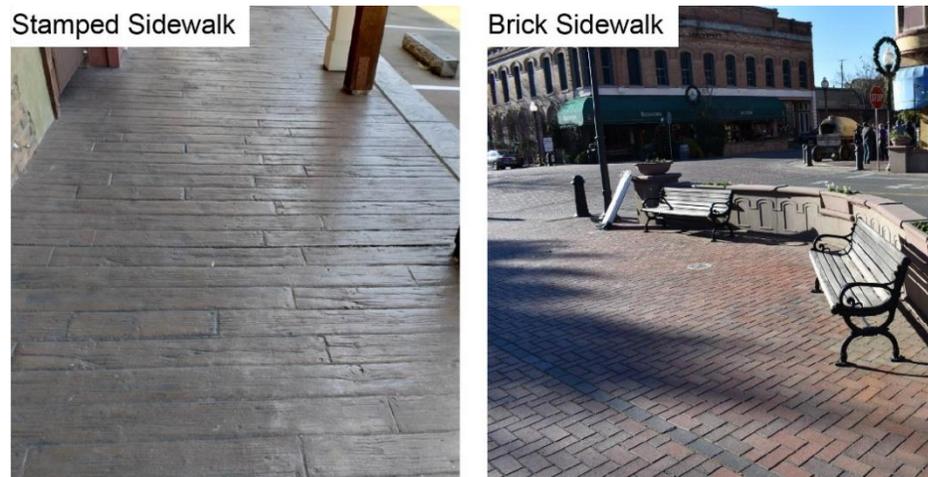


Photo Credit: Shingle Springs Community Alliance (SSCA)

- c. Driveways and bicycle rack requirements shall be installed per County standards.
- d. Emergency access shall comply with County standards and applicable state law.
- e. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.

2. Design Guidelines

- a. Shared access drives between adjacent parcels are encouraged to minimize the number of curb cuts.
- b. Projects should consider bikeway improvements, including but not limited to connections to bike trails and on-street bike lanes.
- c. Bus stops installed for shopping centers are encouraged to be located within the shopping center for ease of access.
- d. Projects located within walking distance of public transportation and bike and pedestrian trails are encouraged to provide access to these amenities.
- e. Speed bumps are strongly discouraged as they impede emergency response. Long, straight drives are discouraged to prevent speeding, which conflicts with pedestrian safety.

D. Parking.

1. Design Standards

- a. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.

- b. **Parking Area.** All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards), the County's adopted Landscape and Irrigation Standards, the County's Design and Improvement Standards Manual (DISM) and the 2015 California Model Water Efficient Landscape Ordinance (MWEL0) California Code of Regulations, Title 23, §490 et seq.).
- c. Parking areas shall be designed as part of the overall project and use same or similar materials, colors, and details found on the commercial buildings.
- d. Parking areas shall be screened from the street and property lines and shall be positioned exclusively at the rear or side of the building, unless it is an alley or unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County.
- e. Pre-engineered metal carports shall include materials and colors that are the same as or similar to those on the primary buildings.
- f. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.

2. Design Guidelines

- a. Shared parking between adjacent uses and shared curb cuts should be considered.
- b. Sidewalk corridors in parking lots should have a minimum of five feet of landscaping on at least one side of the walkway or alternating from one side to the other to provide a comfortable walking environment, including shade for pedestrians.
- c. Parking areas should not be located along residential neighborhood street frontages or common property lines adjacent to other residential neighborhoods.

E. Plazas & Outdoor Spaces.

1. Design Guidelines

- a. Active use of outdoor spaces is encouraged.
- b. Plazas or other outdoor activity spaces used for sitting, eating, strolling, and gathering should be designed into the project.
- c. Where multiple buildings are proposed, buildings should be clustered to create pedestrian plazas and gathering spaces.
- d. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art, graphics or other focal elements.

- e. Plaza design should provide amenities for varying light and climate conditions, protection from sun and wind, moveable furniture, climate control elements, children’s play areas, and performance areas.
- f. Furniture should be selected not only for its functional and aesthetic qualities but also focus on the quality of materials and finishes that provide long term durability and resistance to vandalism.
- g. Works of art are encouraged in the development of outdoor spaces. The use of fountains, sculptures, and other elements of visual interest may be incorporated where appropriate.
- h. The relationship between indoor and outdoor spaces and uses should be considered in plaza and outdoor space designs.

Figure 24 Historic Downtown Plaza, Winters, California



Photo Credit: Shingle Springs Community Alliance (SSCA)

F. Utilities, Service Areas, Storage.

1. Design Standards

- a. Loading docks and service areas shall be screened from public view and adjacent uses by a combination of building design and/or layout, masonry walls, grade separations and/or landscaping.
- b. Public utility infrastructure and other utility components shall be oriented away from public view and screened with evergreen shrubs to the extent allowed by the utilities.
- c. Ground or wall mounted equipment shall be located out of public view, screened, or placed in an enclosure to the extent allowed by the utility companies.

- d. Screening for equipment shall be integrated into the site, building and roof design and use the same materials, colors and forms. Wood lattice or fencing is not appropriate for screening and is prohibited.
- e. Roof mounted equipment, including but not limited to mechanical equipment and telecommunications structures, shall be set back from the roof edge, placed behind a parapet or in a well, and/or screened, so that they are not visible to motorists or pedestrians on the adjacent streets.
- f. All service areas shall be accessed from an alley or side street when one exists.
- g. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.
- h. All refuse containers shall be placed within screened storage areas or enclosures. Trash enclosure location, dimensions, and design shall comply with County standards.
- i. A minimum three foot landscape buffer shall be provided on all non-accessible sides of trash enclosures. Please refer to Figure 25 below.

Figure 25 **Trash Enclosure**



Photo Credit: Google Earth. Accessed 10/1/24.

2. Design Guidelines

- a. All service areas (e.g., trash enclosure) should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.
- b. Trash enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.

- c. Utilities should be screened by utility boxes that blend in with the landscaping or with the building.

Section 7.2 Building Design

A. Wall Form and Massing

1. Design Standards

- a. Setbacks shall comply with the requirements of the Zoning Ordinance and building codes where applicable.
- b. No building façade visible from the street shall be greater than 120 feet in length.
- c. Massing breaks. Buildings shall have massing breaks (i.e., articulation) at least every 30 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays.

Figure 26 Diamond Springs Retail Center



2. Design Guidelines

- a. Overall character of the development should be defined through the use of a consistent design concept.
- b. Projects that consider and compliment the context of adjacent and surrounding projects, but are original in design and avoid duplication (“copycat” effect) are highly encouraged.

- c. Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, fenestrations, recessed planes, and landscaping should be incorporated to add visual interest.
- d. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- e. Proportional relationship between adjacent buildings and between the building and the street should be maintained.
- f. Main building entries should be emphasized through building articulation and form to allow easy identification from the street and parking lot, and convenient access for pedestrians.

Figure 27 Building Proportionality



Figure Credit: Sue Taylor

B. Building Colors and Materials.

1. Design Standards

- a. Architectural treatment shall be applied to all façades of a building. All windows, doors, and other wall openings shall be trimmed consistent with the selected architectural style. Main and trim colors used on the front façade shall be extended to all façades.
- b. Colors.
 - (1) The following colors are prohibited as the main colors on building exteriors: pinks; purples; yellows; white.
 - (2) Neon or fluorescent colors are prohibited in all instances.
 - (3) Changes in color are prohibited on the same plane or on outside corners.
- c. Building materials. Materials shall be compliant with state and local building and fire regulations (e.g., Chapter 7A of California Building Code).

- (1) Façade designs shall incorporate a minimum of two different high quality and durable building materials to provide articulation.
- (2) When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane.

Figure 28 El Dorado Savings Bank



2. Design Guidelines

- a. Variation in color and materials should be considered to create visually engaging designs. High quality, durable, and natural materials, such as stone and brick, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.
- b. Building accents should be expressed through different high-quality and durable materials and/or architectural detailing and not merely through applied finishes such as paint.
- c. Adjacent buildings should not use the same main color.

C. Windows and Doors.

1. Design Standards

- a. Windows and doors shall be trimmed consistently with the architectural style.

2. Design Guidelines

- a. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.

- b. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

Figure 29 Commercial Windows and Doors



Photo Credit: Shingle Springs Community Alliance (SSCA)

D. Roofs

1. Design Standards

- a. Roofline articulation. Rooflines shall be vertically articulated at least every one hundred (100) feet along the street frontage, through the use of varying roof height and/or form.
- b. Up to two roof types are allowed per building. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.
- c. Prohibited roofing materials.
 - (1) Untreated, unpainted aluminum or metal;
 - (2) Brightly colored materials, including as turquoises, yellows, pinks, purples, neons, whites, and the like;
 - (3) Untreated smooth or corrugated metal;
 - (4) Shiny or reflective materials that are visible from the public street, sidewalks or property lines.

2. Design Guidelines

- a. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plan should be consistent with architectural style.

Section 7.3 Specific Use: Fuel Stations

1. Design Standards

- a. All activities except those to be performed at the fuel or air pumps shall be performed within a completely enclosed building.
- b. Outdoor storage is prohibited.
- c. The minimum setback of fuel canopies is 15 feet from property lines and the street and 50 feet from property lines abutting residential zoned properties.
- d. The fuel pump area, including drive lanes for vehicle fueling, shall not block or restrict on-site vehicular or pedestrian circulation or block access to on-site parking spaces.
- e. Fuel Canopy Design.
 - (1) The canopy support columns shall be entirely encased with materials used for the primary building. Please refer to Figure 30.
 - (2) Canopies shall include materials, colors, and architectural features used for the other structures on the project parcel(s).
- f. Freestanding sign materials and design shall be consistent with the materials and design of the fuel station facility and shall comply with the requirements of the Zoning Ordinance Section 130.36.070.H.4 (Design Standards for Freestanding Signs).

Figure 30 Red Hawk Travel Center Fuel Canopy



Figure 31 Red Hawk Travel Center Fuel Pricing



2. Design Guidelines

- a. Fuel station facilities should be designed to be architecturally compatible with buildings and structures in the surrounding area regarding building design, color and materials used.
- b. All sides of each building should have consistent architectural detail and character.
- c. The use of highly reflective or glossy materials is strongly discouraged.
- d. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material and architectural detailing.

Section 8 Glossary

For the purposes of these standards, the following definitions shall apply:

Architectural projection. A building feature that extends from the face of the wall of the primary building. Examples include uncovered balconies, bays, porches, canopies, variations in massing proportions, or similar protrusions of a building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Articulation. Division of a building's mass into smaller parts through the placement of architectural features such as windows, doors, molding, columns, or other three-dimensional façade enhancements that create a clear and distinct section of the building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

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Board and Batten. Wall construction that gives the appearance of wide vertical strips with recesses or projections, using wide boards alternating with narrow and thin boards.



Building Façade. The exterior face of a building on any side. A façade may include multiple wall planes that make up the overall face of the building. Architectural projections, such as a porch or balcony, are not considered a façade.

Massing. Overall form, shape, and volume of a building.

Recess. A building feature that is set back from the primary building façade. Examples include covered balconies, covered porches, open galleries, arcades, loggias, or similar building elements that create a stepping back effect.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Step back. A steplike recession in an upper story of a multi-story building.



Wall projection. A building wall projection that creates a horizontal change outward in living area from the primary building façade and creates a visual difference of light and shadow.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Common outdoor area. Usable outdoor space that is designed and/or programmed for residents' recreation and leisure within a multi-unit or mixed use development.

Common recreational amenities. Features or facilities associated with a multi-unit or mixed use development that are available and accessible to all residents.



Corbel. A bracket of stone, wood, or brick projecting from the face of a wall and generally used to support a cornice or arch.

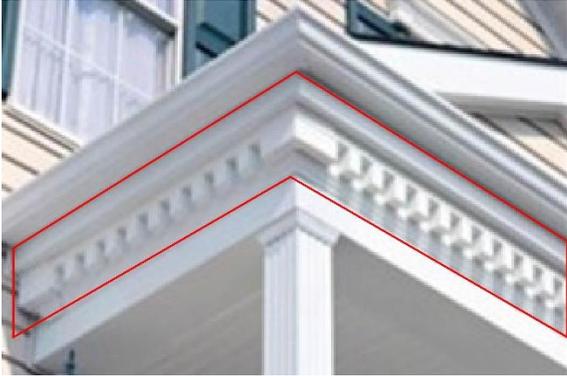


Cornice. A projecting ornamental molding that finishes or crowns the top of a building, wall, or arch.



Shingle Springs Community Design Standards and Guidelines

Dentils. Small, rectangular blocks resembling teeth and used as a decoration under the soffit of a cornice.



Dormer. A window that projects from a sloping roof and is covered with a small gable, shed, or other roof structures.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Double Hung Window. A window with two sashes that opens by means of one or both sashes sliding vertically past each other.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Exterior wainscoting. Decorative accent material that covers the bottom of the building wall.



Fenestration(s). The openings in a building's envelope, most notably the windows, doors, skylights.

Fiber cement siding. A type of fire-resistant siding that consists of Portland cement, sand, water, and cellulose fibers, along with other additives.

Integral color (masonry). Color pigment mixed with newly placed concrete to create fade-resistant color.

Lite. An architectural feature, including windows and glass doors, that can present illumination throughout the interior of the structure from one source of light or can allow the illusion of a more open environment.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Mixed use development.

Horizontal mixed use development. A development that incorporates and integrates residential and commercial uses alongside one another, either in one mixed use building, or as two or more separate buildings on one parcel or project site.

Shingle Springs Community Design Standards and Guidelines

Vertical mixed use development. A development that incorporates and integrates commercial and residential uses stacked in one multi-story mixed use building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Mullion. Vertical divider that separates glass panes in a window.



Muntin. Single vertical bar that separate sides of a single window.



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Objective standards. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal

Purlin. Horizontal beam along the length of a roof, resting on a main rafter and supporting the common rafters or boards.



Gable roof. Roof with two sloping sides that meet at the highest point or ridgeline.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Gambrel. A type of roof with two sides, each of which has a shallower slope above a steeper one.

Hip. A type of roof where all the sides of the roof slope downward from the highest point or ridgeline.



Photo Credit: Dolores Harvey, Adobe Stock Images

Mansard. A type of roof that consists of a gambrel roof on all sides of the building.

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Parapet. A type of roof that incorporates a low wall or railing along the edge of the roof.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Shed. A type of roof that slopes down in one direction.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Shiplap Siding: Horizontal boards used as siding, with grooved (rabbeted) edges to make an overlapping joint.



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Soffit. The underside of the edge of a roof, where it meets the side of the building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Street. Public rights-of-way or legal non-County maintained roadways. Does not include alleyways.

Structural bay. Space between architectural or structural elements, such as columns or walls.



Photo Credit: Shingle Springs Community Alliance (SSCA)